



General Assembly

Amendment

January Session, 2015

LCO No. 6847



Offered by:
REP. SAMPSON, 80th Dist.

To: Subst. House Bill No. 6773 File No. 176 Cal. No. 122

"AN ACT CONCERNING LICENSURE REQUIREMENTS FOR REAL ESTATE BROKERS."

1 Strike everything after the enacting clause and substitute the
2 following in lieu thereof:

3 "Section 1. Subsection (d) of section 20-314 of the general statutes is
4 repealed and the following is substituted in lieu thereof (*Effective July*
5 *1, 2016*):

6 (d) (1) Each applicant applying for a real estate broker's license on or
7 after July 1, 2016, shall, before being admitted to such examination,
8 prove to the satisfaction of the commission [:] that the applicant (A) (i)
9 [That the applicant] has been actively engaged for at least two years as
10 a licensed real estate salesperson under the supervision of a licensed
11 real estate broker in this state, (ii) [that the applicant] has successfully
12 completed a course approved by the commission in real estate
13 principles and practices of at least sixty classroom hours of study, (iii)
14 [that the applicant] has successfully completed a course approved by

15 the commission in real estate [appraisal] legal compliance consisting of
 16 at least [thirty] fifteen classroom hours of study, [and (iv) that the
 17 applicant] (iv) has successfully completed a course approved by the
 18 commission in real estate brokerage principles and practices consisting
 19 of at least [thirty] fifteen classroom hours, and (v) has successfully
 20 completed two elective courses, each consisting of fifteen classroom
 21 hours of study, as prescribed by the commission, or (B) [that the
 22 applicant] has equivalent experience or education as determined by
 23 the commission.

24 (2) The commission shall waive the elective courses under
 25 subparagraph (A)(v) of subdivision (1) of this subsection if the
 26 applicant has successfully completed at least twenty real estate
 27 transactions within five years immediately preceding the date of
 28 application. As used in this subdivision, "real estate transaction" means
 29 any transaction in which real property is legally transferred to another
 30 party or in which a lease agreement is executed between a landlord
 31 and a tenant.

32 [(2)] (3) Each applicant for a real estate salesperson's license shall,
 33 before being admitted to such examination, prove to the satisfaction of
 34 the commission that the applicant (A) [that the applicant] has
 35 successfully completed a course approved by the commission in real
 36 estate principles and practices consisting of at least sixty classroom
 37 hours of study, or (B) [that the applicant] has equivalent experience or
 38 education as determined by the commission."

This act shall take effect as follows and shall amend the following sections:		
Section 1	July 1, 2016	20-314(d)